



PUBLIC INFORMATION MEETING

1. Introduction by Chair
2. Overview of Proposal and Process (Kari Fougere)
3. Applicant presentation
4. Questions or Comments from the public
5. Conclusion of Public Information Meeting



Wentworth Road DA Substantive Development Agreement Amendment

Public Information Meeting

July 9, 2026

something inspiring awaits

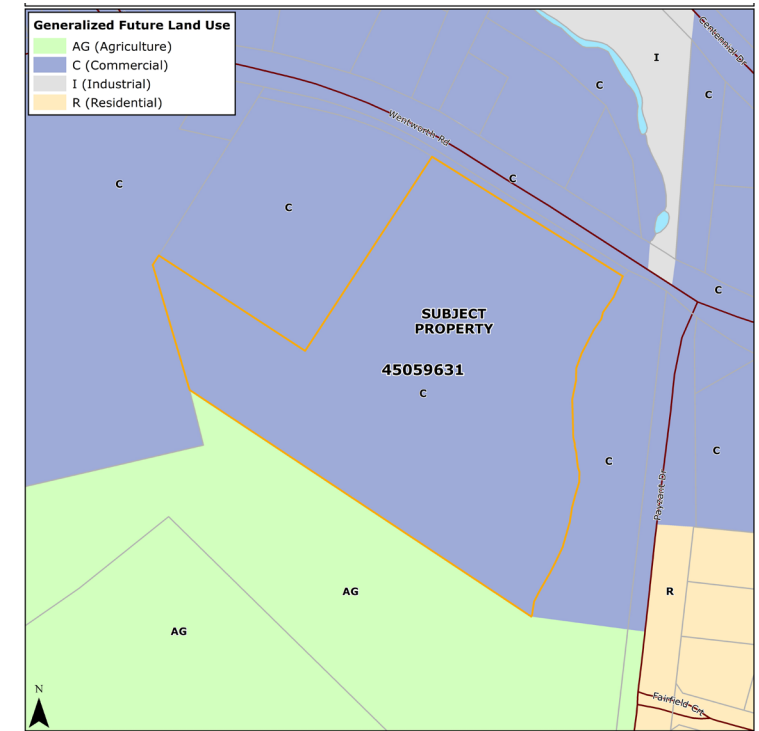
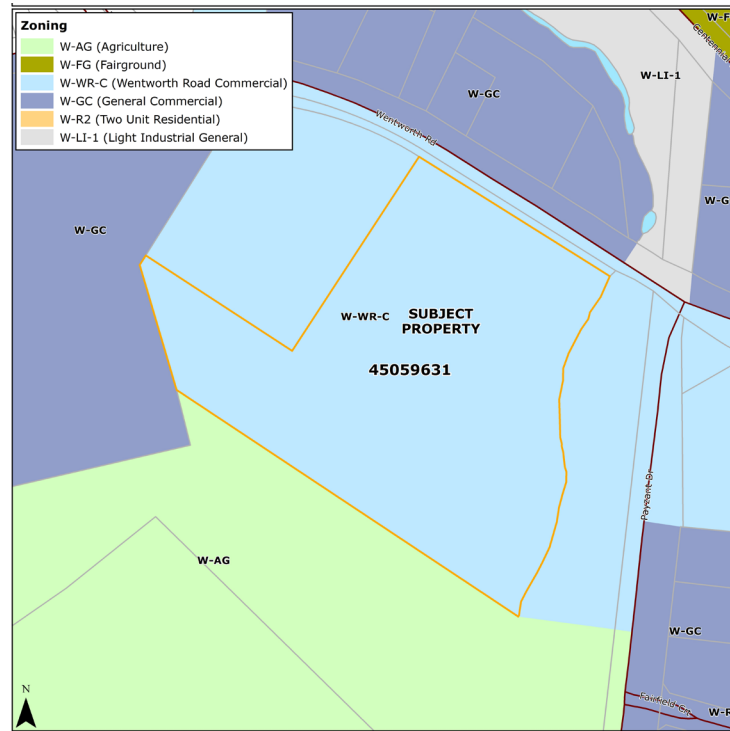


Application Background

- An application was received from Lauren Isabelle of Brighter Community Planning and Consulting on behalf of the property owner May 21, 2026.
- The application is for a substantive amendment to the existing development agreement to allow for subdivision of the lot, changes to the building configuration, updated site plan and set backs.
- Amendments are proposed to improve the financial feasibility of the project and to optimize the development.
- Original Development Agreement approved in 2022, and amended in 2024 to increase dwelling units and allow for conversion of commercial space to residential as needed.

WMPS and WLUB Designation and Zoning

- Commercial Designation
- Wentworth Road Commercial zoning



Development Agreement Amendments

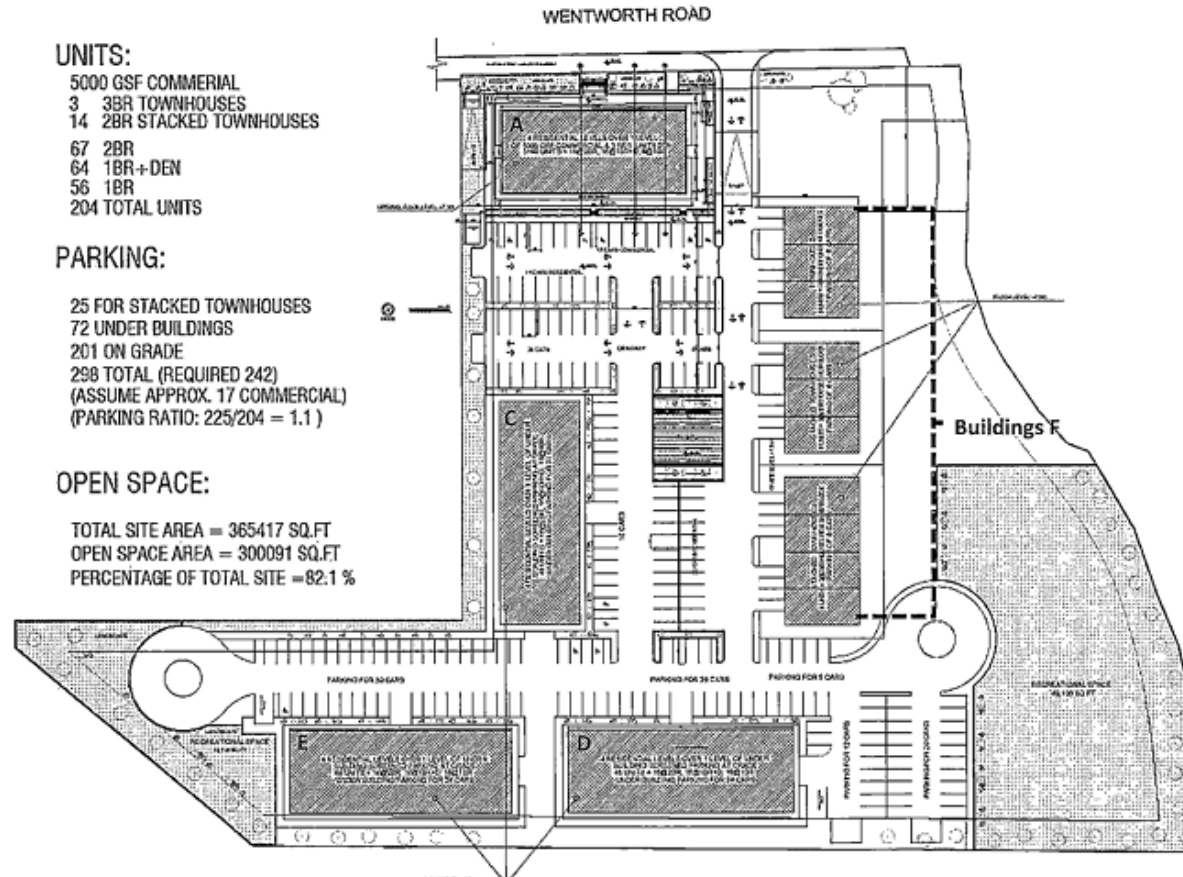
- A property owner can apply for an amendment to a development agreement registered on their property at any time
- Section 3.3 outlines substantive matters of the agreement
- Section 3.3 states:
 - (a) the uses permitted on the Property;
 - (b) the order of building construction and the required recreation space for Buildings A, B and C;
 - (c) the fire safety requirements;
 - (d) the landscaping requirements; and
 - (e) the requirements for a stormwater management plan to be submitted prior to a development permit being issued.



Windsor Municipal Planning Strategy

- **Section 8.6** describes the intention for development in the Wentworth Road Gateway District
- **Policy 8.6.15** establishes Council's intention to consider proposals for comprehensively designed developments of grouped dwellings with three or more dwelling units which may include townhouse dwellings, triplex dwellings and mixed-use apartment dwellings within the Wentworth Road Gateway District by development agreement subject to the criteria with **8.6.16**
- **Policy 16.3.1** establishes general criteria for applications to be considered against.

TOTAL SITE AREA = 365417 SQ.FT
OPEN SPACE AREA = 300091 SQ.FT
PERCENTAGE OF TOTAL SITE = 82.1 %



Development Proposal Amendment



- Allow for subdivision of the lot to allow buildings to be constructed on individual lots with shared access.
- Update site plan which includes combining buildings E and D
- Update Site Plan
- Rear Yard Setback reduction



Public Information Meeting – July 9th, 2026

Staff Review

PAC/HAC Review and Recommendation

Council First Reading

Public Hearing & Second Reading

Notice of Approval in Paper

14 Day Appeal period

Process

Notice was placed in the newspaper

Properties within 300 ft. were notified of the Public Information Meeting

something inspiring awaits



Comments Submission

- Comments and questions can be submitted by the public until noon on **July 23rd, 2026**
- All correspondence should be sent to:

Alex Dunphy, Senior Planner

Phone	902-798-8391 ext. 118
Email	adunphy@westhants.ca
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



Applicant Presentation



Comment / Questions





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